



For Lease

164 Waverly Avenue

Development Opportunity
Sunrise Highway Corridor

18,835 SF

MRG
Momentum Realty Group

Property Details

SPACE DETAILS

TOTAL SF	2,000 - 17,306 sq ft (Customizable)
PARKING	110+ Spaces
CLEAR HEIGHT	16 ft
CONFIGURATION	Brand-New Retail Center - SUNRISE HIGHWAY CORRIDOR

HIGHLIGHTS

- Brand-New Development at Signalized Intersection on Sunrise Highway Corridor
- Prime Gateway Location to Patchogue Village with 50,000+ Daily Vehicles on Sunrise Highway
- Adjacent to St. Joseph's University (3,000+ Students, Major Daytime Traffic Generator)
- Steps from Revitalized Main Street Patchogue Dining and Entertainment District
- Strong Surrounding Co-Tenancy: Costco, Dick's, LA Fitness, Home Depot, Ulta, Marshalls
- Ideal for QSR, Retail, Auto Service, or Medical uses Seeking High-Visibility Sunrise Highway Exposure

TRAFFIC COUNTS



Sunrise Highway
NY-27
Cars per day



Waverly Avenue
CR-19
Cars per day



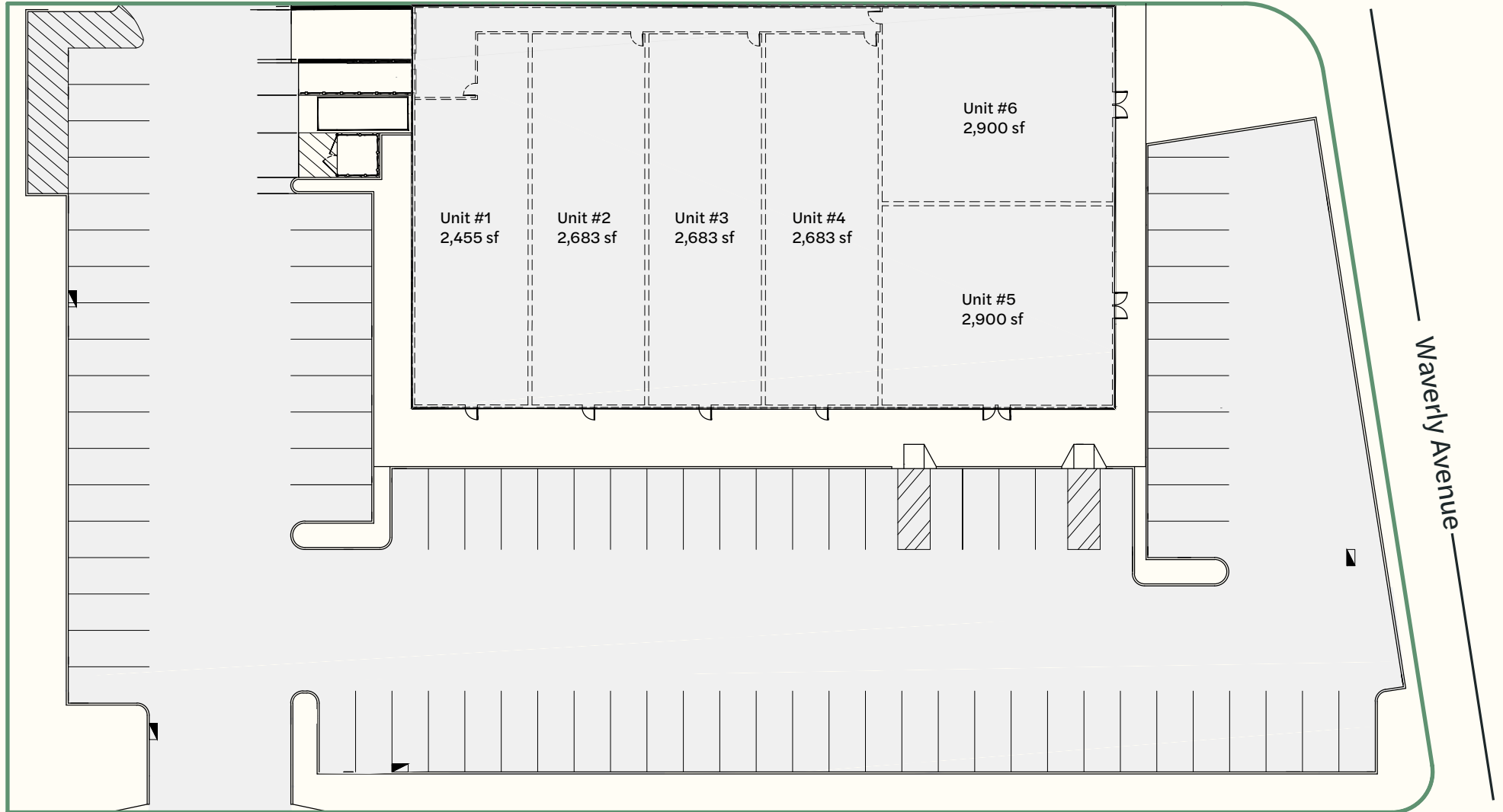
Holbrook Road
CR-19
Cars per day

DEMOGRAPHICS

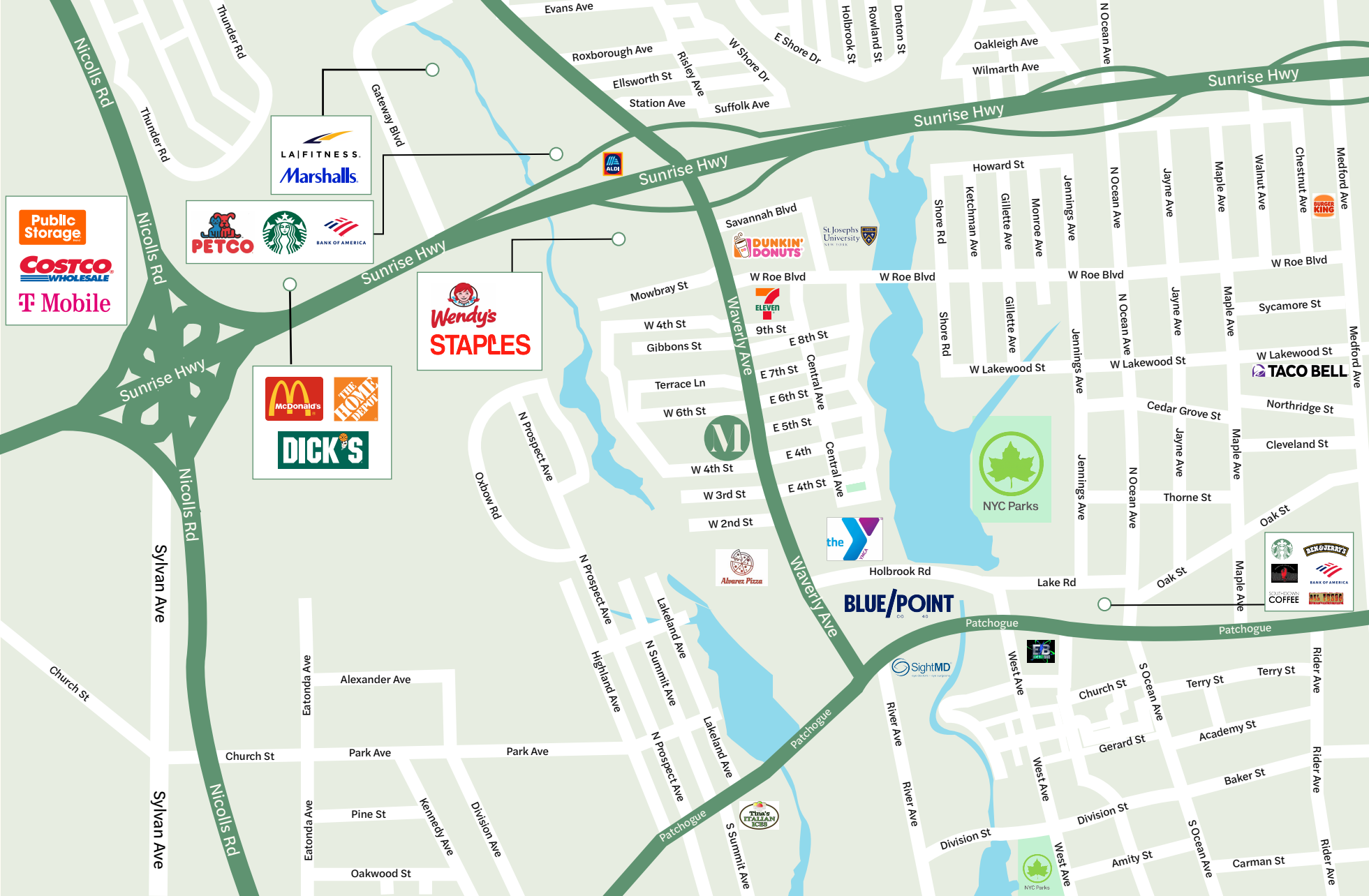
1 Mile Radius	POPULATION 14,261	HOUSEHOLDS 5,945	AVG HH INCOME \$121,252
3 Mile Radius	POPULATION 79,658	HOUSEHOLDS 29,536	AVG HH INCOME \$148,945
5 Mile Radius	POPULATION 168,604	HOUSEHOLDS 59,538	AVG HH INCOME \$147,790

More Than Brokers.
Trusted Partners.

Floor Plan



Neighbor Map



ST. JOSEPH'S UNIVERSITY HIGHLIGHT

ST. JOSEPH'S UNIVERSITY - LONG ISLAND CAMPUS

St. Joseph's University's Long Island campus is located less than 1 mile from 164 Waverly Avenue. The university enrolls over 3,000 students and employs hundreds of faculty and staff, creating strong daytime population and consistent demand for dining, retail, fitness, and services. The campus draws year-round traffic from students, parents, alumni, and visitors for classes, events, and athletic competitions, making this location particularly attractive for QSR, coffee, convenience retail, and other high-frequency concepts.

BLUE POINT BREWING COMPANY HIGHLIGHT

BLUE POINT BREWING COMPANY - REGIONAL CRAFT BEER DESTINATION

Blue Point Brewing Company, located adjacent to 164 Waverly Avenue, is one of Long Island's most recognized craft breweries. Founded in 1998 in Patchogue, Blue Point draws regional traffic for brewery tours, tastings, live music, and weekend events. The brewery's tap room and beer garden generate consistent foot traffic, creating spillover demand for complementary dining, retail, and service uses. Blue Point's strong brand recognition positions the area as a craft beer and entertainment destination.

Renderings





164 Waverly Avenue

164 Waverly Avenue,
Patchogue, NY 11772
18,835 sq ft · For Lease

INQUIRIES

*To arrange a showing or discuss
leasing terms, please reach out to
one of our agents directly.*

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